



Chesterfield County, Virginia

Memorandum

DATE: JUNE 12, 2006

TO: CHESTERFIELD COUNTY PLANNING COMMISSION

FROM: KIRKLAND A. TURNER, DIRECTOR OF PLANNING *KAT*

SUBJECT: AGE 55+ TARGETED HOUSING IN CHESTERFIELD COUNTY

Please find attached a copy of "An Analysis of Age 55+ Targeted Housing In Chesterfield County." Planning Department staff prepared this report as background information for your scheduled June 20 work session on age restricted housing.

Specific issues and concerns relating to age 55+ targeted housing in Chesterfield include:

- **Cash Proffer Policy:** Should the County amend its cash proffer policy relative to development proposals involving age 55+ targeted housing?
- **Enforcement:** What reasonable enforcement provisions can be made for any zoning conditions or proffers associated with age 55+ targeted housing, especially age restricted housing?
- **Sustainability:** How will age 55+ targeted housing, especially age restricted housing, remain so over the course of time? What happens with subsequent re-sales or re-rentals? What happens when apartments are converted to condominiums? Should the County play a role in what happens in the future?
- **Location In Relation To Other Uses:** Should the County be concerned about the location of age restricted housing in relation to supporting uses (e.g. medical offices) and public facilities (e.g. fire stations)?

Please contact Bill Handley, Demographer, at 748-1075 or Handleyw@chesterfield.gov should you have any questions about "An Analysis of Age 55+ Targeted Housing In Chesterfield County."

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Attachment

An Analysis of Age 55+ Targeted Housing In Chesterfield County



**Prepared By
The Chesterfield County Planning Dept.**

June 2006

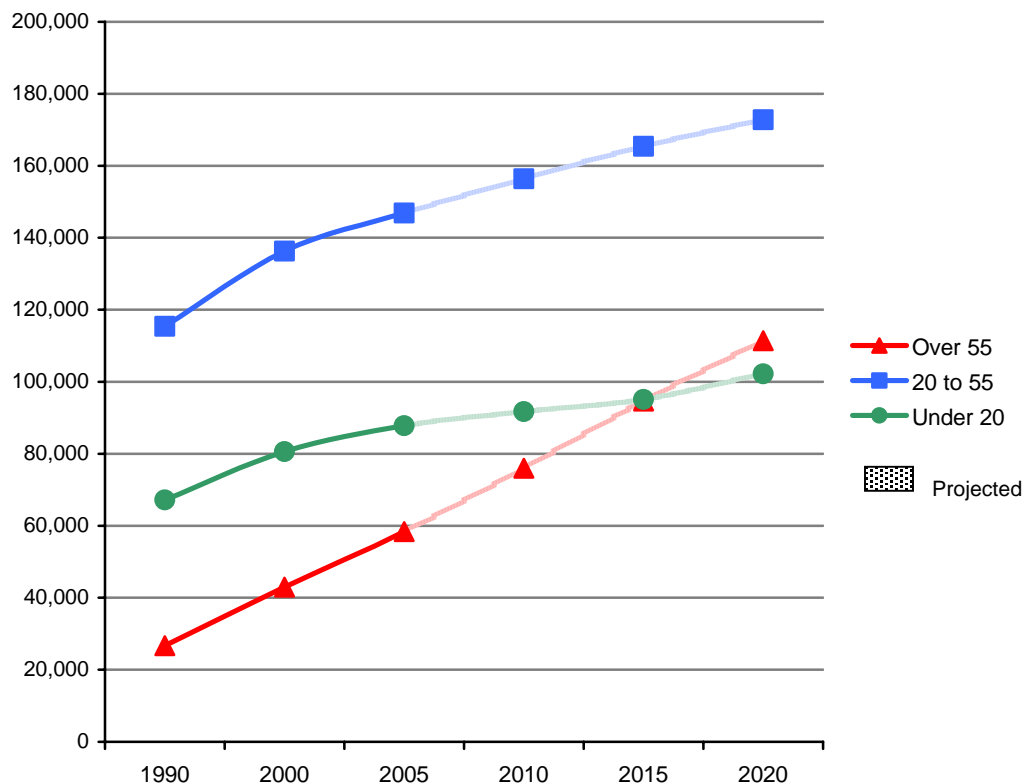
Demographics

Chesterfield County had a population of 259,903 persons in 2000, an increase of 24 percent over the population count in 1990. The age 55 and older population numbered 43,011 persons in 2000, and was an increase of 61 percent over 1990, or nearly three times faster than the rest of the population. Persons aged 55 and older made up 13 percent of the county's population in 1990, 17 percent of the population in 2000, and 20 percent of the estimated population in 2005.

By the year 2010, approximately 76,000 persons are projected to be 55 years old or older, and will make up 23.5 percent of the county's total population, or an increase of 76.7 percent over 2000 (while the overall population growth is expected to be 24.7 percent over 2000). By 2020, the 55 and over population will number over 111,000 persons and represent 28.8 percent of the county's population.

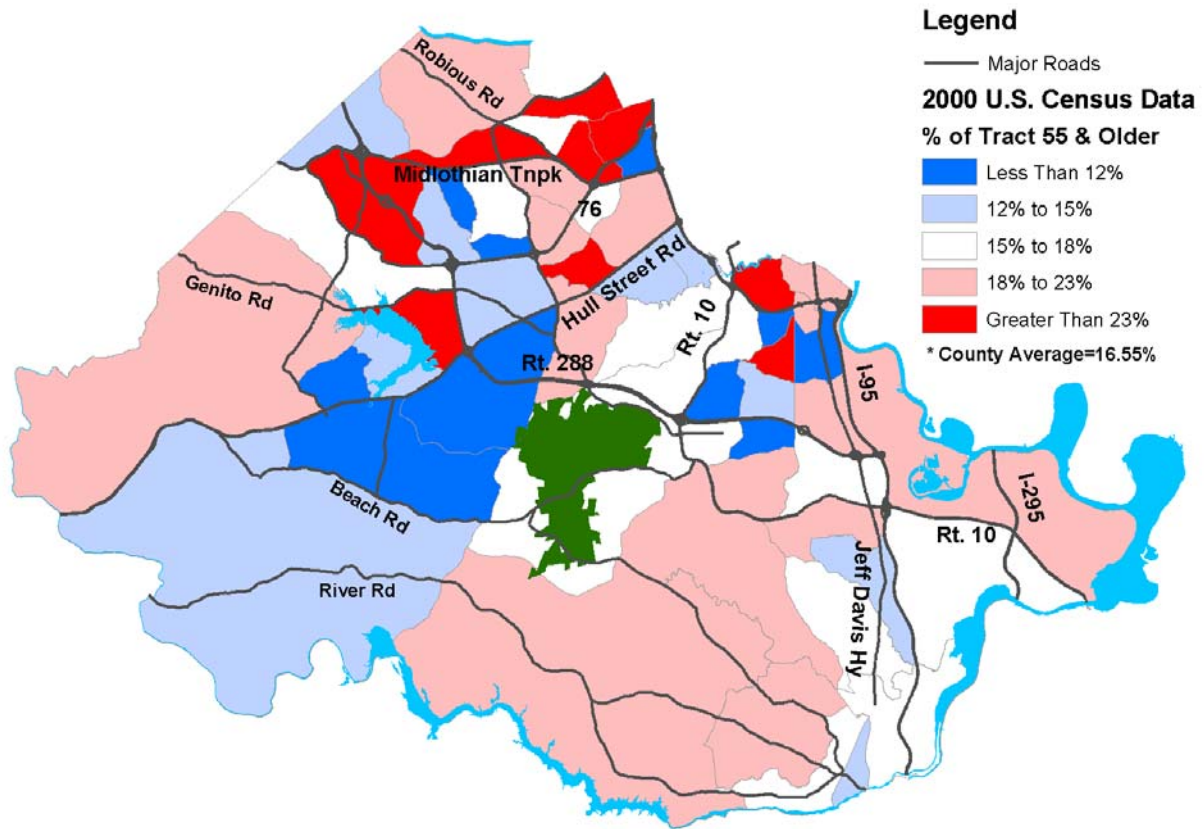
According to population projections, between 2005 and 2020, an average of over 3,500 persons will be added to the age 55 and older category annually.

Chesterfield County Population By Age Grouping

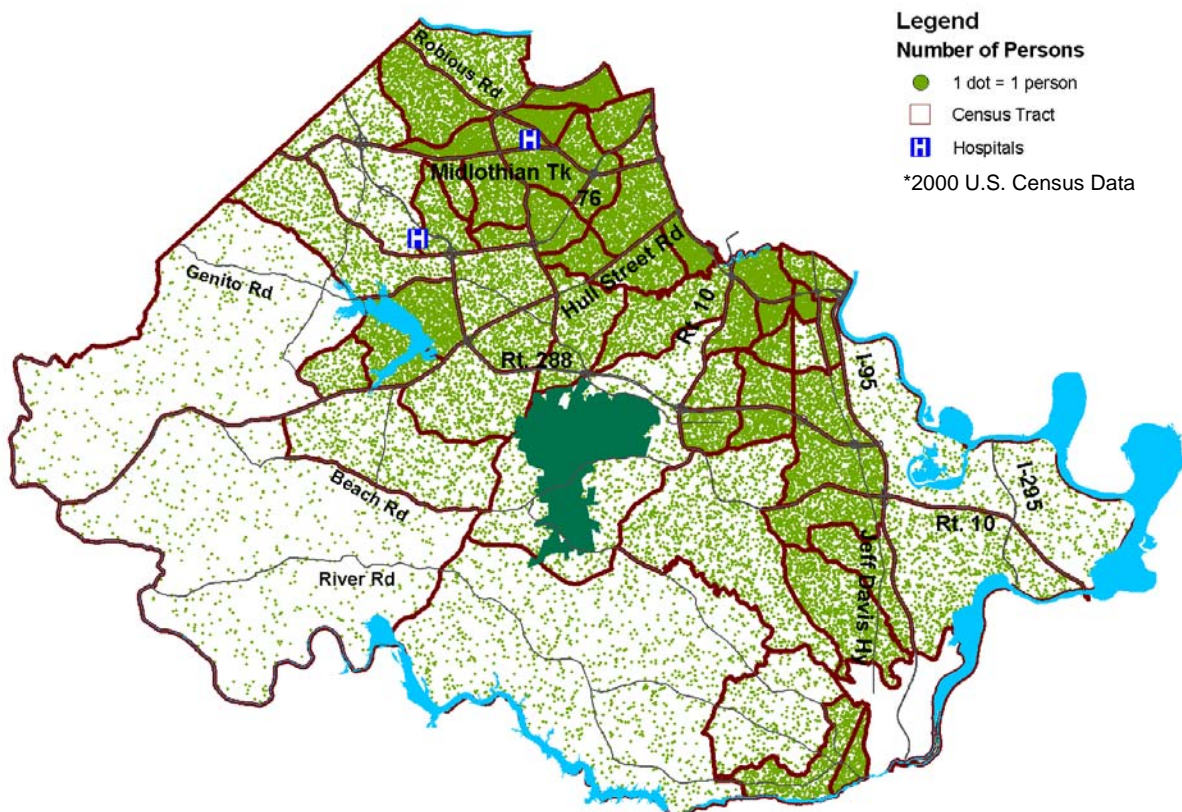


Source: Chesterfield County Planning Department Projections
U.S. Census Data

Chesterfield County Percent of Persons Age 55 & Older



Chesterfield County Age 55 & Over



Age 55 & Older Housing Terminology

Independent Living: Independent living communities offer a form of housing most similar to traditional residential development. This housing type is tailored to the specific interests and desires of older persons and reflects lifestyle choice, and includes traditional single-family houses on lots and cluster homes, condominium communities, and apartments. These communities offer an independent living environment with housing often designed to reduce maintenance requirements and cater to specific interests of the senior market. These active-adult communities cater to older adults seeking a living environment among similar age groups who share like interests and have the necessary leisure time. Such active adult dwelling units may also be found in age-targeted communities where they co-mingle with traditional family housing.



Assisted Living/Board & Care: Assisted living facilities, often also known as residential care, board and care, personal care, congregate care or sheltered living facilities, are facilities designed for the care of older adults. These facilities provide varying degrees of personal care, assistance and support services to persons who need help with daily activities (dressing, bathing, grooming, administering medication) and do not require skilled medical or nursing care.

Levels of care and service vary widely with most communities typically providing meals, laundry and housekeeping. The scale and type of facilities also vary with facility size ranging anywhere between 20 and 200 units, in a single-family home to an apartment style building. Assisted living facilities may also occur individually or in conjunction with or as part of a continuing care retirement community or life care community. In Virginia, these facilities are licensed through the Virginia Department of Social Services.

Continuing Care: Designed to allow aging adults the option of 'aging-in-place', Continuing Care facilities, also known as Life Care Communities, offer a continuum of care. Predominantly comprised of independent living units, these communities include supporting assisted living and skilled nursing facilities. Designed as residential campuses, they guarantee residents lifelong care and residence, unlike other forms of older adult housing. Persons typically move into independent living units, and if a higher degree of health care is necessary, they are able to move into the assisted living or skilled nursing facility, on a temporary or permanent basis, without having to move out of the community to obtain the needed care.



Skilled Nursing Facility: Nursing homes, nursing care facilities and convalescent homes are state licensed and regulated through the Virginia Department of Health, and offer older persons a higher level of skilled medical care with around-the-clock nursing services. These facilities offer, in addition to room and board, personal and medical care typically more expensive than assisted living facilities due to the higher degree of

care made available. These facilities are required to be individually certified by the State for Medicare and Medicaid and accept several payment options.

Nursing facilities often offer multiple levels of care, from basic care to higher degrees of skilled care. Basic care level is intended to assist a resident with daily activities pertaining to personal care, mobility, and hygiene to maintain the overall health of the resident in a supervised environment. Higher degrees of skilled care require the services of registered nurses and service levels may vary from regular periodic treatments and procedures to comprehensive in-patient care designed for someone with acute illness, disease or injury.

Age 55 & Older Housing In Chesterfield County

Chesterfield County has 2,481 units of housing for older adults, representing two percent of the county's total housing stock in 2005, while the population 55 and older numbered an estimated 58,400 (20 percent of the county's population). This section provides a breakdown of senior housing in the county by its type.

Continuing Care facilities are not included as a separate section as they consist of independent living facilities, assisted living facilities and skilled nursing facilities within

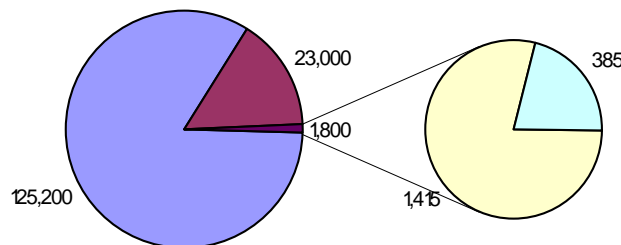
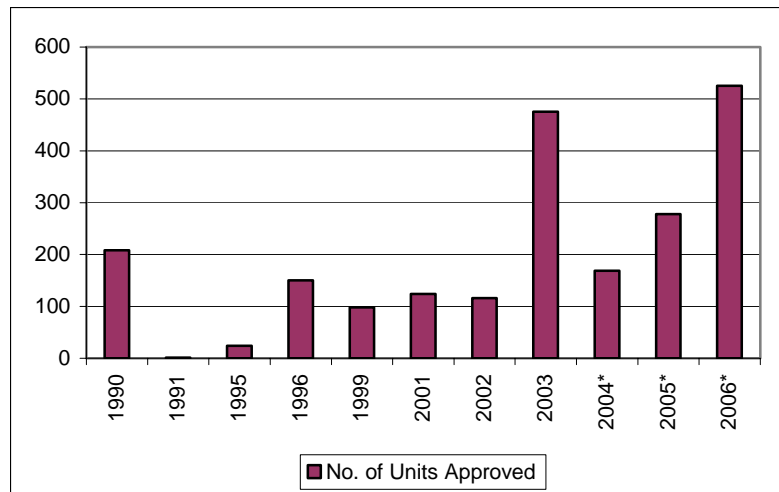
the same development (however their unit counts are included in each section total). Facilities offering continuing care services include Brandermill Woods and Lucy Corr.

Independent Living Facilities

Chesterfield currently contains 1,363 units of various independent living facilities. These facilities account for 55 percent of the county's total older adult housing stock. Approximately 47 percent of these units are in apartment-type developments, followed by 38 percent in condominium facilities, and the remaining 15 percent consists of the Braxton neighborhood, made up of single-family homes on individual lots. The average independent living facility contains 106 units situated on an average of 15.6 acres, and has an average density of 6.8 units per acre. Examples of this type include Braxton (single-family age-restricted), Stone Manor (condominium age-restricted), and Chester Senior Apartments. About half of these facilities (48%) are restricted to older adults by conditions of zoning. The remainder of these facilities are either targeted to older adults (37%) or part of a continuing care facility. Targeted facilities have no restrictions as to age. See the appendix for a breakdown by facility.

An additional 1,508 units of independent living facilities has been approved or is under construction in the county. In fact, 87 percent of all older adult housing types approved or under construction consist of independent living facilities. The majority of these future units are in condominium developments, followed by apartment units and traditional single-family type units. Among these facilities, 64% are restricted to older adults by conditions of zoning and 36% are targeted to older adults, but not restricted.

Among independent living facilities, 24 zoning cases have been approved with cash proffers, yielding over 2,300 units. As of December 2005 about 8% of all cash proffer housing units have been age targeted. About one quarter of those have paid the cash proffer



December 2005

Assisted Living Facilities

Assisted living facilities in Chesterfield contain 698 units, comprising 28 percent of the county's older adult housing stock. These facilities are usually multi-storied (two or three stories) and resemble apartments in many ways, with the main difference being the presence of limited nursing and other service staff on site. The average assisted living facility contains 65 units situated on an average of 3.3 acres, for an average density of 19.8 units per acre. Examples of this type include Ginter Hall South, Hodge's Manor and Morningside at Bellgrade.

Two additional assisted living facilities have been approved in the county at this time and would add approximately 149 units.

Skilled Nursing Facilities (Nursing Homes)

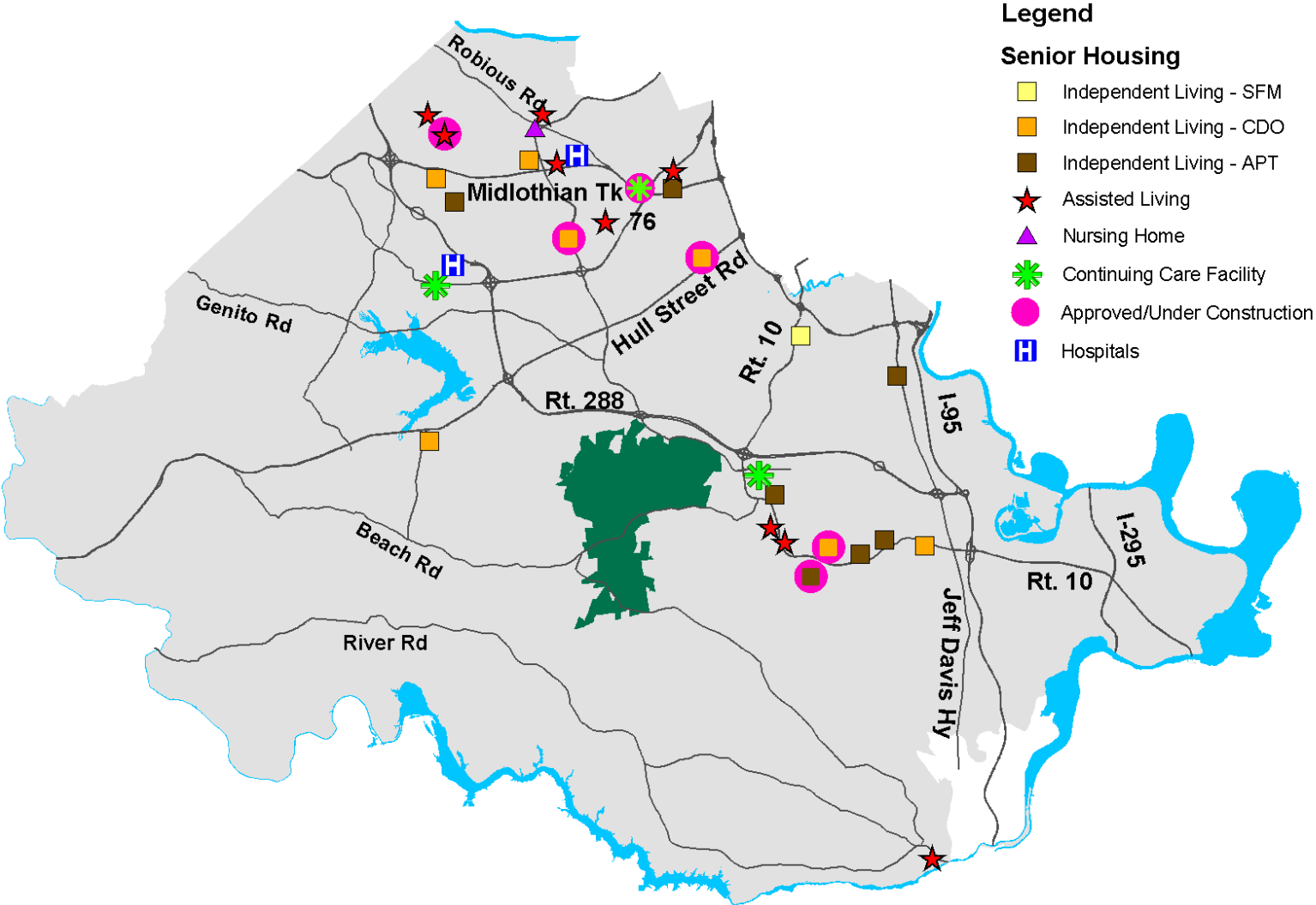
The county has three skilled nursing facilities, containing 420 units and representing 17 percent of the older adult housing stock. These facilities are usually a single story and have a full-time nursing staff to provide 24-hour care. The average nursing home contains 140 units, lies on an average of 40 acres, for an average density of 3.5 units per acre. An example of this type is the Willow Creek Health Care Center, as well as facilities within Lucy Corr and Brandermill Woods Continuing Care Communities.

One additional skilled nursing facility has been approved in the county at this time and would add approximately 72 units.

Conclusion

According to demographic trend analyses, the population of Chesterfield County, is aging at an increasing pace. This will have profound effects throughout the county's current and future housing stock and economy. There are approximately 58,400 persons age 55 and older and 2,481 units of housing dedicated to this age group today, equating to 23.5 persons per unit. Just to maintain this level of housing, an additional 4,740 units of independent, assisted living and nursing home units would need to be constructed by the year 2020 (according to population projections).

Chesterfield County Age 55 & Over Housing



Appendix

Existing Facilities Targeted to Persons Age 55 & Older

Name	Address	Year Built	Type	Units	Acres	Density	Zoning
Braxton	5950 Lakemere Dr	1992	IL-SF	176	41.0	4.3	R-TH
Buckingham Wood	Old Buckingham Rd	1999	IL-CD	88	16.6	5.3	R-MF
Stone Manor Village	W. Hundred Rd	2001	IL-CD	64	11.6	5.5	R-MF
Norwood Pond	Winterpock Rd near 360	2004	IL-CD	124	27.4	4.5	R-MF
Midlothian Woods	Le Gordon Dr	2005	IL-CD	112	34.5	3.2	R-MF
The Point at Bellgrade	2126 Magnolia Grove Wy	2002	IL-CD	54	8.0	6.8	O-2
The Atlantic	550 Coalfield Rd	2006	IL-AP	113	8.0	14.1	R-9
Rockwood Village Senior	3901 Price Club Bl	2000	IL-AP	83	6.0	13.8	C-3
The Virginian	300 Twinridge Ln	1988	IL-AP	121	3.8	31.8	R-15
Chester Village	11701 Chester Village Dr	2005	IL-AP	163	5.1	32.0	C-3
Courthouse Senior	6500 Fore Cr	2003	IL-AP	68	9.6	7.1	A
Bon Secours Retirement	6701 Ironbridge Py	1997	AL	84	4.8	17.5	C-2
Ginter Hall South	11300 Mall Ct	1977	AL	125	1.8	69.4	C-3
Hodge's Manor	410 Adkins Rd	1963	AL	32	0.7	45.7	A
Morningside at Bellgrade	2800 Polo Py	1996	AL	117	4.9	23.9	O-2
Southerland Place	14016 Turnberry Ln	1999	AL	79	5.8	13.6	C-3
Totty Metro	3500 Totty St	1949	AL	22	0.5	44.0	R-7
Outlook Pointe	1000 Twinridge Ln	2000	AL	79	4.0	19.8	C-3
Magnolia's	6701 Court Yard Rd	1999	AL	45	5.3	8.5	C-2
Rivers Adult Home	2331 Moseley Rd	1989	AL	7	2.0	3.5	A
Laurels of Willow Creek	11611 Robious Rd	1991	NH	120	5.3	22.6	O-2
Brandermill Woods	14301 Brandermill Woods Trl	1987	CCC	317	42.4	7.5	R-7/O-2
Lucy Corr	6800 Lucy Corr Bl	1970	CCC	410	72.6	5.6	A/R-MF
	<i>TOTAL/AVG</i>	<i>1991</i>	<i>-</i>	<i>2,603</i>	<i>321.7</i>	<i>8.1</i>	<i>-</i>

Facilities Approved or Under Construction (as of 3/9/2006)

Name	Address	Type	Units	Acres	Density	Zoning
Harvest Glen	732 Courthouse Rd	IL-CD	158	39.6	4.0	R-MF
Magnolia Lakes	11735 Chalkley Rd	IL-CD	275	51.8	5.3	R-MF
Pocoshock Villas	7611 Leno Dr	IL-CD	44	8.3	5.3	R-MF
Grand Oaks Senior	5301 Grand Oaks Forest Cr	IL-AP	32	2.9	11.0	R-MF
River Forest Villas	12300 S. Chalkley Rd	IL-AP	96	18.9	5.1	R-MF
CP Courthouse LLC	6001 Courthouse Rd	IL-CD,SF	525	116	4.8	R-TH
Springdale	9501 Government Ctr Pkwy	IL-AP	122	26.7	4.6	R-MF
Spring Arbor	14001 Turnberry Ln	AL	79	7.3	10.8	C-3
The Crossings	151 N. Pinetta Dr	CCC	398	17.6	22.6	C-3/R-7
	<i>TOTAL</i>	<i>-</i>	<i>1,729</i>	<i>289.1</i>	<i>6.0</i>	<i>-</i>

IL = Independent Living (SF=single family, CD=condominium, AP=apartment)
 Independent Living Facilities in **Bold** are restricted to older adults. (256 units of The Crossings will be independent living)

AL = Assisted Living

NH = Nursing Home

CCC = Continuing Care Community (includes IL, AL, and NH)